

WICHITA HISTORIC PRESERVATION BOARD MINUTES
14 MAY 2007
CITY HALL, 455 N. MAIN, 10TH FLOOR- DIRECTOR'S CONFERENCE ROOM
3 P.M.

ITEM NO. 1 ROLL CALL

Members Present:

Jim Guy
Elena Ingle
Lucio Arteaga
Roberta Johnson
George Platt
Mim Hiesterman
Kim Edgington

Members Absent:

Staff Present:

Kathy Morgan, Senior Planner, Historic Preservation Office
Barbara Hammond, Planning Analyst, Historic Preservation Office
Amber Schrag, City Archaeologist
Mike Gable, OCI

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Mr. Platt to present two Heritage awards:

- (1) **Michael Fieser, owner of Wellington Place. Open house is on Tuesday, May 22, 2007 at 1847 N Wellington Place.**
- (2) **John Belford owner of Belford Electric with partners Joe Kelly and Ernie Nelson; presentation for the Keep Klean Building**

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Deferred Loan Fund – Residential
Revolving Loan Fund – Non-Residential

ITEM NO. 4 CORRESPONDENCE

None

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 9 APRIL 2007 MEETING

Motion #1 made by Guy, 2nd by Hiesterman to approve minutes of April 9, 2007 as corrected. Motion carried unanimously (7-0).

ITEM NO. 6 OLD BUSINESS

None

ITEM NO. 7 CONSENT AGENDA

- A. Roof Repairs** –For properties eligible for the State Historic Income Tax Credits, the owners were notified and given the appropriate applications to file for the credits.

HPC2007-00161; -162; -164; -166 thru –190; -196; -197; -200 thru –203; -206; -207; -209; -212 thru –217; and -219

B. Signs

HPC2007-00163 701 E Douglas, relocate existing sign and install new projecting sign
HPC2007-00192 1021 E Douglas, change copy on existing pole sign
HPC2007-00204 Via Christi St. Francis campus, replace signs in way finding systems
HPC2007-00220 1210 E Douglas, sign face change on existing pole sign.

C. Other

HPC2007-00191 806 E Douglas, build new brick and wrought iron fence to match Old Town fencing
HPC2007-00194 1257 N Santa Fe, demolish fire-damaged house and garage
HPC2007-00198 1130 N Bitting, replace flooring and balusters with like materials

Motion #2 made by Arteaga, 2nd by Guy to approve the Consent Agenda Item(s) as presented. Motion carried unanimously (7-0).

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MAJOR:** (HPC2007-00210) Environs, Kress Bldg, Michigan Bldg, East Douglas Ave. Historic District
 APPLICANT: Fastsigns for Kansas Health Foundation
 FOR: 309 E. Douglas

Applicant proposes to create a window sign covering the north multi-paned window on the front of the building.

Chris Davis of Fast Sign Company was present for questions and comments.

Motion #3 made by Edgington, 2nd by Guy to table item. Motion carried unanimously (7-0).

Motion #5 made by Guy, 2nd by Arteaga to un-table item. Motion carried unanimously (7-0).

Motion #6 made by Ingle, 2nd by Guy to find that the HPC2007-00210, Kansas Health Foundation sign project does not encroach, damage or destroy the environs of the Kress building, Michigan Building and the East Douglas Avenue Historic District with the recommendation that campaign sign be removed by December 31, 2007. Motion carried unanimously (7-0).

2. **MAJOR:** (HPC2007-00213) Environs, Grace Methodist Church
 APPLICANT: Habitat for Humanity
 FOR: 1010 N. Topeka

Applicant proposes to build new one-story house on slab foundation.

Richard Stuart of Wichita Habitat for Humanity was present for questions and comments.

Motion #4 made by Edgington, 2nd by Guy to find that the new infill project does not encroach, damage or destroy the environs of the Grace Methodist Church and engine House #6. Motion carried unanimously (7-0).

3. **MAJOR:** (HPC2007-00221) Ellis-Singleton Building
 APPLICANT: Spangenberg Phillips for Real Development
 FOR: 221 N Broadway

Applicant proposes to remove awnings and install new signs on the west elevation, repair/replace glass in transom windows; repair/replace windows in attached parking structure and repaint as needed.

BradTeeter, Spangenberg Phillips was present for questions and comments.

Motion #7 made by Guy, 2nd by Ingle to approve the project contingent upon findings of the State Historic Preservation Office requirements for the state and federal historic income tax credit program. Motion carried unanimously (7-0).

4. **MAJOR:** (HPC2007-00222) Environs, Lassen Hotel
 APPLICANT: Spangenberg Phillips for Real Development
 FOR: 125 N Market

Applicant proposes to install new reflective glass (blue tinted) on the building, new canopy and new treatment on the main entrance.

Brad Teeter, Spangenberg Phillips was present for questions and comments.

Motion #8 made by Guy, 2nd by Edgington to find that renovation of the SBC Telecom building does not encroach, damage or destroy the environs of the Lassen Hotel, Michigan Building and the Wheeler Kelly Hagny building. Motion carried unanimously (7-0).

5. **MAJOR:** (HPC2007-00223) Environs, Kauffman Bldg
 APPLICANT: Spangenberg Phillips for Real Development
 FOR: 209 E. William

Applicant proposed to rework the EIFS façade of the building and the skywalk.

Brad Teeter, Spangenberg Phillips was present for questions and comments.

Motion #9 made by Guy, 2nd by Arteaga to find that renovation of the Sutton Place does not encroach, damage or destroy the environs of the Kaufman Building, Wheeler Kelly Hagny building, and the Ellis-Singleton Building, Historic Museum, Carnegie Library. Motion carried unanimously (7-0).

6. **MAJOR:** (HPC2007-00224) Environs, Lassen Hotel
 APPLICANT: Spangenberg Phillips for Real Development
 FOR: 212 N Market

Applicant proposes to recreate a compatible storefront typical of the building's construction period.

Brad Teeter, Spangenberg Phillips was present for questions and comments.

Motion #10 made by Guy, 2nd by Hiesterman to find that renovation of the Landmark Building does not encroach, damage or destroy the environs of the Lassen Hotel, and the Orpheum. In addition, moves in the case of tax credits being sought to approve the project contingent upon the findings of the State Historic Preservation Office requirements for the state and federal historic income tax credit program. Motion carried unanimously (7-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Presentation of Heritage Awards
2. Kansas Preservation Conference, May 10-12 Dodge City Kansas

Ms. Morgan provided an overview of their attendance to the Kansas Preservation Conference.

3. Tax Credit update
4. City Council – reappointment of members to this Board
5. Request for update on the rewrite of regulations

ITEM NO. 10 ADJOURNMENT

Motion #11 made by Arteaga, 2nd by Edgington to adjourn at 4:48 p.m. Motion carried unanimously (7-0).